



Units 104–108, 15380 67<sup>th</sup> Avenue | Surrey, BC

## FOR LEASE

- ▶ Modern, purpose-built industrial space
- ▶ 4 loading bays (12'x16'), 30' clear height, heavy 3-phase power, sprinklered
- ▶ Ample parking – 13 stalls
- ▶ Prime East Newton location with easy access to Hwy 1, 10 & 99



## VALLEY COMMERCIAL TEAM

**Gary Niesner\***

Sales, Leasing & Investment

604 514 6832

[garyn@naicommercial.ca](mailto:garyn@naicommercial.ca)

\*Personal Real Estate Corporation

**Angie MacDonald\***

Sales, Leasing & Investment

604 514 6823

[amacdonald@naicommercial.ca](mailto:amacdonald@naicommercial.ca)

\*Personal Real Estate Corporation

**NAI Commercial (Langley) Ltd.**

20353 64<sup>th</sup> Avenue, Suite 214

Langley, BC V2Y 1N5

+ 1 604 683 7535

[naicommercial.ca](http://naicommercial.ca)

# Units 104–108

## 15380 67<sup>th</sup> Avenue

Langley, BC

### Property Overview

Introducing a modern, purpose-built industrial opportunity in the heart of East Newton, Surrey. Constructed in 2018, this property combines contemporary design with highly functional warehouse features. The available 8,400 SF (Units 104–108) are ideal for businesses seeking flexible space that can accommodate warehousing, distribution, or light industrial operations. The CD- Comprehensive zoning includes expanded commercial uses as well. Four loading bays (12'x16'), sprinklered, heavy 3-phase power, 13 parking stalls and 30 foot ceiling heights. Centrally located just off 152<sup>nd</sup> Street with easy access to Highways 1, 10 & 99 and transit routes. Must be leased together as contiguous units.

<b>Size:</b>	8,400 SF (Units 104–108)
<b>Ceiling Height:</b>	30 feet clear
<b>Loading:</b>	4 grade-level doors (12' × 16')
<b>Power:</b>	Heavy 3-phase electrical service
<b>Fire Safety:</b>	Fully sprinklered
<b>Heating:</b>	Forced-air system
<b>Parking:</b>	13 designated stalls
<b>Zoning:</b>	Comprehensive Development
<b>Basic Rent:</b>	\$20.00/SF
<b>Additional Rent:</b>	\$7.20/SF (2025 est.)
<b>Gross Rent:</b>	\$19,040/month + GST



## VALLEY COMMERCIAL TEAM

### Gary Niesner\*

Sales, Leasing & Investment  
604 514 6832

[garyn@naicommercial.ca](mailto:garyn@naicommercial.ca)

\*Personal Real Estate Corporation

### Angie MacDonald\*

Sales, Leasing & Investment  
604 514 6823

[amacdonald@naicommercial.ca](mailto:amacdonald@naicommercial.ca)

\*Personal Real Estate Corporation

## NAI Commercial

NAI Commercial (Langley) Ltd.

20353 64<sup>th</sup> Avenue, Suite 214

Langley, BC V2Y 1N5

+ 1 604 683 7535

[naicommercial.ca](http://naicommercial.ca)

© 2025 NAI Commercial (Langley) Ltd. All Rights Reserved.

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.



**NAI Commercial**

